

*South Street Improvements and Rt13/  
Emerson/Armory Road Update  
Town Wide Connectivity Plan  
Pine Valley Mill Ribbon Cutting  
Ask The Inspectors*



NEWS AND UPDATES IN PLANNING, BUILDING, THE LOCAL ECONOMY AND RESOURCE MANAGEMENT FROM THE OFFICE OF COMMUNITY DEVELOPMENT

# FORWARD Milford

## What's going on with Osgood Pond?

*Spring melt filled the pond for a period this year.  
The water that filled the pond was slowly released  
and we are back to the brook flow condition.*

All required permits for the dredging of 11.5 acres of Osgood Pond have been issued by the NH DES with the approval of EPA and the Army Corps of Engineers. During discussions as part of the 2014 budget process, the Board of Selectmen determined the estimated \$600,000 expenditure for the dredging as permitted was not appropriate at this time. The project was designed as a four phase effort. Smaller phases may be possible requiring lesser expenditures with the possibility that fewer acres would ultimately be dredged. This has yet to be determined. In the meantime, the pond continues to be drained to allow dryer conditions in anticipation of possible dredging this year.



*From the Director, Bill Parker >>>*

## South Street Improvements & Route 13/ Emerson/Armory Road Intersection



Rest assured both the South Street Improvements and the Route 13/Emerson/projects are moving forward to satisfy all the Federal Highway Administration (FHWA) and NH Department of Transportation (NHDOT) requirements. Communications received from Bill Cass, Director of Project Development at NHDOT have caused some concern regarding the funding of these projects, and this update will hopefully explain their current status.

The long anticipated **South Street Improvements Project**, originally initiated by the Downtown Ongoing Improvement Team (DO-IT, now known as the Milford Improvement Team (MIT)) is fully funded and the funds have been appropriated from a combination of three sources: a federal Transportation Enhancement (TE) grant, federal Special Purpose funds, and local matching dollars. These fund sources are committed and are available to construct the project.

The project has required complex utility design and coordination with Public Service of New Hampshire (PSNH), Comcast, and Fairpoint Communications to insure that the undergrounding of the overhead utilities from Union Square southerly to the First Church of Christ Scientist minimizes impacts to abutting properties and businesses. From the First Church of Christ Scientist to the railroad the overhead utility poles will be relocated to the west side of the sidewalk and off the hazardous curb line. South Street itself will be widened from Union Square south to the Church creating a much safer and less congested street. New sidewalks will be constructed on both sides of the street and lighting will be replaced with streetlamps similar to those on the Oval. Most of the utility relocation occurs on private property and easements are needed, and the legal requirements associated with acquisition, title research, public notices and hearings, appraisals, and final FHWA and NHDOT review, approval, and advertising rules must be followed. **(Continue on page 2...)**

## Pedestrian, Bicycle, & Trail Connections

*With support from the New Hampshire Community Planning Grant Program a Supplemental Grant was awarded to the Town for the creation of a comprehensive Connectivity Plan that will be an essential tool needed by Planning Staff, the Planning Board and the development community.*

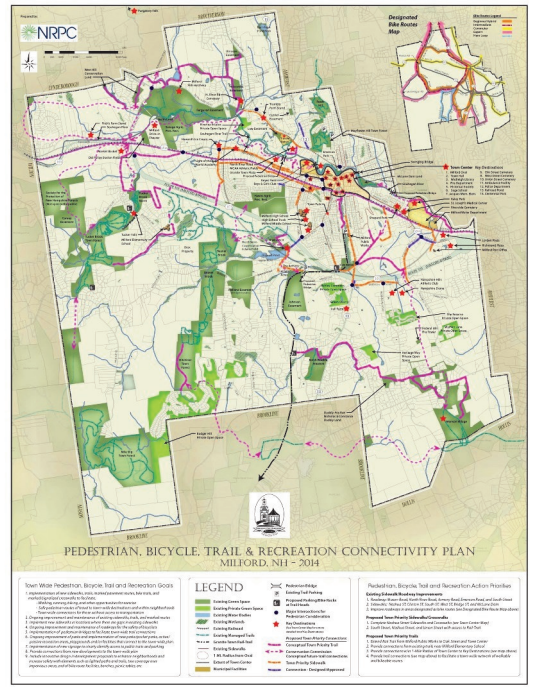
The goal of the Milford Connectivity Plan is to develop a town wide pedestrian, bicycle, trail and recreation connectivity plan that will serve as a guide for the prioritization and implementation of future pedestrian and bicycle paths around town.

In support of the Planning Board's continued efforts on housing options, the connectivity plan was developed to serve as a reference for the Town of Milford's regulating boards and commissions to support long range planning efforts.

The Connectivity Plan incorporates goals of the Milford Master Plan that relate to community character, economic development, transportation, housing, land use, public health, and open space and conservation.

On May 14, 2014 a Connectivity Plan workshop was held on the 3rd floor of Town Hall that welcomed any walkers, runners, cyclist, people without cars and people with limited mobility. The workshop sought input from Milford residents on needed improvements and priorities for safe travel alternatives around town.

The project was funded by a new Hampshire community planning grant was award in the amount of \$10,000 with \$2,500 of in-kind services for a total project cost of \$12,500. The contract grant period with NRPC ended on June 30th. The Planning Board has put the plan out for a public comment period, ending on July 31st. The plan is posted on the town website and in other local media sources. The Planning Board will host a workshop to discuss recommendations and priorities and how the Board wishes to incorporate this plan into the Town Master Plan.



## Did you know?

*Milford used to have a public swimming hole!*

That small concrete dam/bridge behind the Public Works Department on South Street that leads to the Granite Town Rail Trail used to be a swimming hole. In an earlier time, this area was known as Milford's swimming pool. This location was utilized for public swimming until 1964. The Keyes Pool was opened in 1965. Many kids can be seen in this picture enjoying the cool water on June 29, 1950.

**For more information go to:**  
**[www.milfordhistory.com](http://www.milfordhistory.com)**

## South Street Improvements and Route 13/ Emerson/Armory Road Intersection (Conti...)

The engineering plans have been prepared by CLD Consulting Engineers, a firm experienced in negotiating through the various bureaucratic hurdles. The firm has guided the Town with expert assistance and has been responsive to Town costs and issues. A required public hearing for the South Street Improvements Project is scheduled for Monday, July 28, 2014 at 6:30 PM in the Board of Selectmen's Meeting Room in Town Hall. It is anticipated the project will be ready for NHDOT to advertise this fall, with utility relocation the first phase. Throughout the project's construction efforts will be made to keep impacts to abutting property owners, residents, and the general public as minimal as possible. The result will be the long-awaited extension of the 1995 Oval improvements down South Street, creating a safer, and more pleasing gateway into the center of Town.

**Intersection improvements at Route 13, Emerson Road, and Armory Road** have been fully designed and approved by the NHDOT. This project will include dedicated east and west-bound left turn lanes, added right turn lanes, and new signalization. Although ready to be advertised for bids by the NHDOT this project is on-hold due to funding. Mr. Cass of the NHDOT informed the Town earlier this month that due to the uncertainty at the federal level with the Highway Trust Fund (HTF) the NHDOT has concentrated on its federal obligations to funding those projects currently under construction and have put a hold on advertising any new projects such as this one. “We are literally out of federal funds” said Mr. Cass. Furthermore, Mr. Cass explained that there may still be an opportunity to proceed if there is a change in the HTF status or if federal funds from other states get redistributed. Regardless of the hold on funding, this project will eventually be allowed to move forward and plans are ready to go.



# Pine Valley Lofts

## Ribbon Cutting Ceremony

The official ribbon cutting ceremony took place at the residential entrance to the newly renovated Pine Valley Mill Building on June 10th and was attended by key stake holders and representatives of the project.



*Ken Sheldon, Bank of America, Roberto Arista, Dakota Partners, Jim Menihane, Director of New Hampshire Housing Development, Kevin Flynn, External Relations & Communications Director, CDFA and Bill Parker, Milford Community Development Director*

A ribbon cutting ceremony was held on Tuesday June 10th at Pine Valley Mill, located at 37 Wilton Street, to celebrate the redevelopment of this significant property. The ceremony was led by Roberto Arista, Principal at Dakota Partners, one of the key leaders behind the redevelopment project of the historic Pine Valley Mill building. Attendees at the ribbon cutting heard remarks from major stakeholders in the project such as: Ken Sheldon, Bank of America, Jim Menihane, Director of New Hampshire Housing Development, Kevin Flynn, External Relations & Communications Director for CDFA and Milford's Bill Parker, Community Development Director and Zoning Administrator.

The original Pine Valley Mill (Hillsborough Mill) was constructed in 1866 on the banks of the Souhegan River for the manufacturing of woolen carpets. Now, almost 150 years later, the

building is home to a mix of uses including a doggie daycare, salon, hydro power plant and now 50 residential 1 and 2 bedroom apartment units. On May 13th the New Hampshire Preservation Alliance recognized the Pine Valley Mill project for outstanding achievement in preservation. Dakota Partners used historic tax credits and a Community Development Block Grant for financing so the project so preservation of the buildings historic character was required. Dakota Partners worked to maintain the Mill's historic charm while bringing it up to modern standards. The apartments are equipped with high ceilings, new windows, modern appliances and some units even have historic machinery preserved within them. The 70,000-square-foot facility is located on a 5.5-acre lot in Milford Integrated Commercial Industrial District on the west end of town, off Wilton Road add to the revitalization of the neighborhood. The newly renovated Mill will serve to enhance a key gateway for those traveling east into Milford.



## New Cumberland Farms Breaks Ground in early Spring

A second Cumberland Farms is set to open in Milford. Scheduled for opening in Fall of 2014, construction of the new Nashua Street east end gas station and convenience store is moving quickly. Passersby will likely notice the site improvements and improved look of the Cumberland Farms store. Under revitalized leadership with a vision, store design and new logos the stores are now designed to make your everyday on-the-go life that much easier and enjoyable.

## 5th Annual Planning Board DISTINGUISHED SITE AWARDS

In 2010 the Planning Board established the Distinguished Site Award to give annual recognition to distinguished sites in Milford whose thoughtful design, layout and site maintenance serve as a model of what makes our Town attractive, diverse and a vibrant place to live, work and play. Milford has a vibrant business community, which significantly contributes to the character of our Town. In an attempt to recognize some of our outstanding local businesses the Milford Planning Board would like to invite you to take this opportunity to nominate one of our local businesses for a Distinguished Site of the Year Award. Winners will be honored at the October, 2014 Planning Board meeting and through media around the area.

Nominations are submitted by Milford citizens and are reviewed and voted on by Planning Board members. The official nomination form and submission criteria are available at the Community Development Office or for download from the Planning Department's website at [www.milford.nh.gov](http://www.milford.nh.gov). **Nominations are due by September 31, 2014!**

Questions – please contact the Community Development Office at 249-0620.

## ask the Inspectors >>>

### Q: Planning A Summer Deck, Pool, or Shed Project?

Be sure to check with the Building Department in the Office of Community Development to see if you need a building permit or other approvals when planning to replace an old or build a new deck, install a swimming pool, or build a shed that is larger than 120 square feet (10'x12'). Office staff will be glad to advise and help you through the process.



## final thoughts...

-Starting Up – UNH Business Retention & Expansion Program  
-Summer Reading- Milford Conservation Commission and Stormwater



### Starting Up – UNH Business Retention & Expansion Program

The Community Development Office and the Economic Development Advisory Council (EDAC) have joined forces with the Souhegan Valley Chamber of Commerce, Town of Amherst, and the UNH Cooperative Extension Service in a Business Retention and Expansion Program designed to help communities move their economic development initiatives forward by learning how to support existing businesses grow in the community. Local businesses will be interviewed by trained volunteers representing the Chamber and the two towns to identify issues facing their operations. The goals of the program are to promote job retention, business expansion, and to create an even more prosperous Souhegan Valley that is attractive to both existing and new businesses. The program will get fully underway this coming September. If interested in participating or being surveyed, contact Bill Parker, Milford Community Development Director at 249-0620 / [bparker@milford.nh.gov](mailto:bparker@milford.nh.gov) or Tracy Hutchins, Executive Director of the Chamber at 673-4360 / [tracy@souhegan.net](mailto:tracy@souhegan.net).

### Summer Reading from the Milford Conservation Commission

The Milford Conservation Commission, in association with the Milford Stormwater program, recently purchased 8 copies of "All the Way to the Ocean" by Joel Harper. The books have been provided to the 4th grade classes at the Heron Pond School for incorporation into their stormwater curriculum.

Joel Harper has received widespread recognition for his crusade to help educate children regarding the harm created by improper stormwater management. The story follows Isaac and James, two young friends, as they learn the impacts of allowing waste products to get into storm drains. It follows the environmental problems starting at local streams and progressing all the way to the ocean. The story culminates with the friends learning how they can act locally to protect natural resources in a much larger geographic area. The book was first published in 2006 and has subsequently become an important educational tool used by many of the largest cities and towns in the US.

## Upcoming Meetings & Events

- **Planning Board Meeting– Tuesday July 15, 2014 & August 19, 2014**  
Town Hall, 1 Union Square- Board of Selectmen's Meeting Room 6:30PM
- **Zoning Board of Adjustment– Thursday July 17, 2014 & August 7, 2014**  
Town Hall, 1 Union Square- Board of Selectmen's Meeting Room 7:00PM
- **Conservation Commission 4th Saturday Hike**  
July 26 at 9:00am at the Hitchiner Town Forest

## Milford's Planning and Zoning Board's are looking for VOLUNTEERS!

The Planning Board is responsible for the development and implementation of Milford's long-range Master Planning efforts, the formulation of local land use ordinances and regulations, and the approval of land use applications.

The Planning Board meets at least twice a month: 1st Tuesdays of the month for a worksession and the 3rd Tuesday for their regular hearings meeting and additional Tuesday night worksessions as necessary.

If you think you might be interested in working on this important land use board or would like further information, please contact: Jodie Levandowski, Town Planner at: [jlevandowski@milford.nh.gov](mailto:jlevandowski@milford.nh.gov) or call 249-0620.

### Spotlighting Local businesses (through June 2014) >>>

#### Now Open:

Dunkin Donuts (Site improvements) – 764 Elm St  
Fieldstone Land Consultants – 206 Elm St  
Aden China Restaurant – 437 Nashua St  
Our Detailed Man (new location) – 207 Union Sq  
Prana Hair Skin & Lash – 20 Middle St  
Amherst Motor Sports (formerly Nashua Motor Sports) – 355 South St

#### Opening Soon:

Pastiche Boutique – 263 Union Sq

MILFORD  
COMMUNITY  
DEVELOPMENT



<http://www.milford.nh.gov/departments/community-development>

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